

Town of Carlisle

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Office of
PLANNING BOARD

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Minutes

May 22, 2006

Minutes 4/24/06 (executive) and 5/08/06 (regular and executive)

Bills

Budget

Board Vacancy

Consulting engineering services - LandTech

Feasibility study of adopting Inclusionary Zoning and/or Open Space Residential Design bylaw provisions

Development of additional GIS data layers and technical support [Applied Geographics-Planning Board]

Endorsement of approved plans for "Greystone Crossing," Conservation Cluster, and three (3) Common Driveways, "Trillium Way," "Captain Wilson Lane," and "Greystone Lane," comprised of 15 building lots and 5 open space parcels within 47.3 acres located on Cross Street and Bingham Road (Map 7, Parcels 35, 36, 37, 38, 47, and 59) [Special permits approved 3/27/06]

Request to review plans for improvements to Town's "pocket park" in the Center on Lowell Street (Request of Land Use Team)

ANR Plan: 301 and 333 Concord Street, Map 15, Parcels 17, 19, and 21, Niels O. Larson, applicant

ANR Plan: 554 River Road and 38 Prospect Street, Map 1, Parcels 32 & 29, Douglas W. and Janice A. Deyoe, applicants

ANR Plan: 1005 Curve Street, Map 28, Parcels 8-1A & 8-11A, Phillip J.S. Gladstone, applicant

Additional item: Discussion of potential amendments to Special Permit Rules and Regulations for Personal Wireless Communications Facilities to incorporate zoning bylaw amendments (Sec. 5.9) approved by 2006 Town Meeting

David Freedman called the meeting to order at 7:33 PM in the Clark Room at Town Hall. Board members **Brian Larson**, **Kent Gonzales** and **Peter Stuart**, and Planning Administrator **George Mansfield** were present. **Michael Epstein** and **Greg Peterson** were absent. Administrative Assistant **Gretchen Caywood** was excused because the planned agenda was brief. Bob Zielinski, Carlisle Mosquito reporter, was also present.

Gonzales moved to appoint **Freedman** Chair Pro Tem until the expected election of officers and reorganization of the newly elected 2006-07 Board in June. **Larson** seconded the motion and it was approved unanimously.

Minutes

Review of minutes was held until the June 12th PB meeting in order to obtain input from Board members who were absent this evening.

Board Vacancy

Stuart moved that PB recommend to the Board of Selectmen that Associate Member Tom Lane be appointed to complete the final year of Ray Bahr's term, recognizing that Bahr's resignation had become effective as of May 9, 2006. He also suggested that the two boards meet jointly to make this appointment on June 13, to have Lane in the position as soon as possible. **Gonzales** seconded the motion and it was approved unanimously.

Stuart also informed the Board that he will be unable to attend either the PB or the BOS meeting during the week of 6/12. Freedman determined that he, Larson and Gonzales could be present for a joint meeting after 9:00 PM on 6/13, and asked the PA to confirm that either Epstein or Peterson or both could attend then before confirming this request with the BOS.

Endorsement of approved plans for “Greystone Crossing,” Conservation Cluster, and three (3) Common Driveways, “Trillium Way,” “Captain Wilson Lane,” and “Greystone Lane,” comprised of 15 building lots and 5 open space parcels within 47.3 acres located on Cross Street and Bingham Road (Map 7, Parcels 35, 36, 37, 38, 47, and 59) [Special permits approved 3/27/06]

The Planning Board members endorsed the mylar plans for which the Conservation Cluster and Common Driveway special permits were issued, after finding that no appeals had been filed within 20 days of their filing with the Town Clerk.

ANR Plan: 301 and 333 Concord Street, Map 15, Parcels 17, 19, and 21, Niels O. Larson, applicant

Niels and Doris Larsen of 333 Concord St. and Melissa McMorrow of 301 Concord St. were present for this application. Larson moved that the plan of land drawn for Larsen by Stamski and McNary for property at 301 and 333 Concord St., dated April 25, 2006, and revised May 18, 2006, be endorsed as approval not required.

Mansfield reported that Epstein had reviewed draft deeds for this property and was satisfied, and that the labeling of the lots had been clarified. Stuart seconded the motion and it was approved 4-0.

ANR Plan: 554 River Road and 38 Prospect Street, Map 1, Parcels 32 & 29, Douglas W. and Janice A. Devoe, applicants

This ANR was withdrawn at the request of Francine Faulkner, 43 Bedford Rd., on behalf of the applicants, who were also present (Jan and Douglas Deyoe, 554 River Road and Barbara and Thomas Bjornson, 38 Prospect Street), because the Bjornsons had just seen the plans and wanted to consider a change in the proposed lot lines.

ANR Plan: 1005 Curve Street, Map 28, Parcels 8-1A & 8-11A, Phillip J.S. Gladstone, applicant

The PA pointed out that this plan has two deficiencies. First the existing lots to be combined are not shown and labeled (with their dimensions) separately. Second, all existing improvements, specifically the driveway to the existing house, are not shown as required by the regs. Freedman observed that the regulations, especially for labeling the lots, are not specific and questioned whether the technicalities of the requirements are relevant in this case. He noted that the Board could waive the requirement that the driveway be shown. However, Stuart said that he could not accept the plan as submitted, that the existing lots should be labeled with their acreage, and the all improvements, including the driveway should be shown. Thus the Board agreed not to accept the plan as properly submitted, and to return it to the applicant.

The Board also referred to the previous ANR plan for River Road, although it had been withdrawn. They noted that although it did show the acreage of the existing lots, it did not show (except in a note) the acreage of the new lots to be created and it did not provide labels for those new lots. They asked the PA to discuss this with the surveyor along with the deficiencies found in the Curve St. plan. Larson further suggested that a checklist of elements required on ANR plans be created and shared with potential applicants and surveyors preparing the plans. Freedman proposed that Stamski and McNary be invited to a Board meeting to discuss the requirements and why there is inconsistency in their application.

Review of application to Zoning Board of Appeals for Comprehensive Permit under MGL Chap. 40B for 56 age-restricted, condominium units of attached housing to be known as “Coventry Woods,” on Concord Street, northeasterly of 515 Concord Street (Map 8, Parcel 10 – 22.8 acres), 14 units to be designated as affordable housing (Application of Coventry Woods LLC and MCO & Associates, Inc., referred by Board of Appeals)

The board acknowledged receipt of a letter from the BOA's peer review engineer, Beals and Thomas, Inc., offering to make a presentation to the Planning Board about Low Impact Development (LID) design techniques. No schedule for such a presentation was set.

Discussion of potential amendments to Special Permit Rules and Regulations for Personal Wireless Communications Facilities to incorporate zoning bylaw amendments (Sec. 5.9) approved by 2006 Town Meeting

This was an unscheduled discussion of the next steps required to implement the amendments to the Wireless Communications bylaw approved at Town Meeting. Larson suggested moving authorization of an amount of money from the FY06 PB budget to enable Broadcast Signal Labs (BSL) to prepare an RFP for a cell phone facility on Town land. But that motion was not made. Gonzales reported that he expects a bill from BSL for about \$1,600. for work already done, and that the wireless subcommittee proposed an upset budget of \$925 for completing the preparation of revised rules and regulations to implement the amended bylaw. The PB agreed that BSL was authorized to do this work. He further questioned whether any budget for RFP preparation would include the analysis of the now-authorized "low-impact" technologies, DAS and concealed antenna monopoles. He suggested the wireless committee should meet and discuss these questions before the PB commits to any funding.

Larson identified several questions that he believed should be addressed by BSL, including: Will locations on Town land or within rights-of-way be more attractive to providers? Can we identify the best new technology before drafting an RFP? Gonzales added that we should look at how other towns have proceeded. It was agreed that these are questions that should be explored, but Freedman asked whether a new contract with BSL needs to be executed before moving to the RFP stage. The PB agreed to let the Selectmen know that they recommend that the next step is to take these actions leading to the development of an RFP. They also agreed that it should be up to the BOS whether a new contract is required. Larson was then authorized to attend the BOS meeting on 5/23/06, and to convey to them the PB's statement of intent, the proposal that the subcommittee and BSL together prepare a strategy of approach and an analysis of the technology, and the goal that an RFP be prepared. The Board left as an open question, however, whether it would be appropriate for the PB to fund the preparation of the RFP itself, since this would be an implementation step, not a planning exercise.

The meeting was adjourned at 8:45 PM.

Respectfully submitted

George E. Mansfield
Planning Administrator